



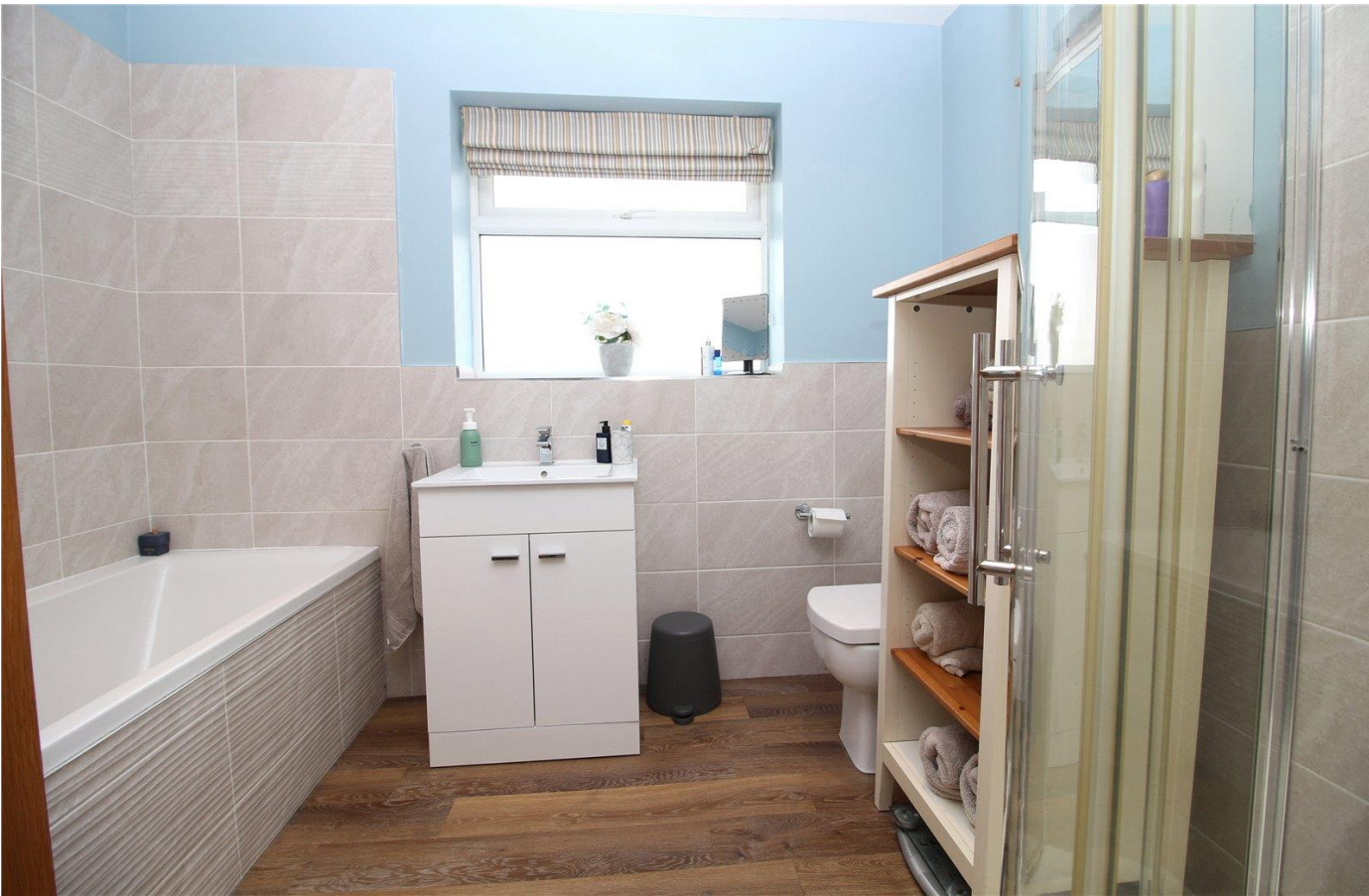
PETTENGELLS
ESTATE AGENTS

24 Newton Road, Barton On Sea, Hampshire, BH25 7AS
Asking Price £750,000

24 Newton Road, Barton On Sea, Hampshire, BH25 7AS

- Premium bungalow in great location
- Chain free sale
- Three double bedrooms
- Bathroom and ensuite
- Stunning kitchen/family room with bi-folds to
- Lovely garden with superb lodge
- Living room also overlooking garden
- Separate utility room
- Spacious driveway
- Large and welcoming entrance hall





WE ARE DELIGHTED TO OFFER AS A 'CHAIN FREE' SALE, THIS SUPER IMPRESSIVE THREE BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET TUCKED AWAY LOCATION WITHIN BARTON ON SEA, BUT ALSO WALKING DISTANCE TO NEW MILTON TOWN.

Accommodation: There is a large welcoming entrance hall, leading to the fabulous kitchen/dining/family room. This has window and bi-fold doors to the rear garden, plus feature lantern roof. There are quality granite work surfaces, and the kitchen has a central island with breakfast bar. There is integrated fridge/freezer, dishwasher and also included is the superb range cooker with hood over. There is a separate utility room, which also houses the gas boiler. Then a fine living room, which also overlooks the rear garden. This property has benefit of three double bedrooms with bedroom one having an ensuite shower room, and there is a main bathroom, which also has a separate shower as well as bath.

Outside: To the front of the bungalow, is a lovely private area of mainly lawn, which has a hedge border and the extensive drive, which gives good off-road parking. At the end of the drive is a useful large store with electric door (4.2m x 1.9m). The rear garden is an attractive feature with lawned area and borders, there is then a paved patio, and then a lovely decked area with splendid garden lodge (4.5m x 3m). This is currently used as a home office/summer house.

EPC: C, Council tax band: E, Tenure: Freehold

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Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

24 Newton Road, Barton on Sea, New Milton

VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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